

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 16, 2005
(Approved December 21, 2005)

The Planning Commission held their monthly meeting on Wednesday, November 16, 2005. Present for the meeting were Harold Kulp, Roy Kolb, Constance Megay, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments.

1. MINUTES

Mr. Woessner moved to approve the October 19, 2005 monthly meeting minutes as amended. Mr. Kolb seconded the motion. The motion carried unanimously. Amendment being under subheading, Neuman Subdivision, in the last paragraph remove the extra 'in' found in the first sentence.

2. WOODCREST ESTATES II

Mr. Bob Irick of Irick, Eberhardt and Mientus and Mr. Andrew Wright of The Nolen Group were present.

There was a review of Woodcrest Estates II subdivision and land development sketch plan last revised October 6, 2005 in accordance with Traffic Engineer letter dated November 8, 2005, Traffic Planner letter dated October 24, 2005, and Township Engineer letter dated October 24, 2005.

Mrs. Megay requested a date to be set for the Planning Commission to walk the property.

Mrs. Megay moved to obtain a legal opinion regarding the creation of an illegal lot on the opposite side of the proposed road. Mr. Parson seconded the motion. The motion carried unanimously.

3. NEUMAN SUBDIVISION

Mr. Tom Todd of Gilmore and Associates, Inc. and Mr. Tim Mullray were present.

There was a review of Neuman subdivision and land development sketch plan last revised October 25, 2005 in accordance with Traffic Engineer letter dated November 8, 2005, Township Engineer letter dated November 3, 2005 and Township Planner letter dated November 8, 2005.

Mrs. Megay moved to obtain legal opinion regarding the affect the proposed road may have on the existing side lot and whether the lot will become non-conforming. Mr. Kulp seconded the motion. The motion carried unanimously.

4. DIGIUSEPPE SUBDIVISION

Mr. William Conner of Conner and Smith Engineering, Inc. was present.

The Planning Commission reviewed and authorize signature of Component 4A of the Sewage Facilities Planning Module, Component 2 for the DiGiuseppe Subdivision.

5. CINGULAR

Mr. Brian Laslo of Cingular Pennsylvania, LLC and Mr. Rob Monohan of AMEC were present.

Mr. Woessner moved to recommend preliminary/final plan approval for the Cingular land development plan in accordance with draft resolution dated November 16, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

6. IVYWOOD ESTATES

Mr. Ryan Enoch of T.H. Properties was present.

There was a discussion regarding relocation of driveways in accordance with preliminary subdivision and land development plan (sheets 1-18) last revised November 9, 2005

Mr. Woessner noted stormwater issues that need to be addressed and also noted a portion of the sidewalk needs to be removed.

The Planning Commission requested an easement be left for the township near the cleanout pipe.

The Planning Commission requested the applicant submit a waiver request letter to address additional waivers.

7. COVENTRY SELF STORAGE

Mr. Woessner moved to accept for review the Coventry Self Storage final subdivision and land development plan dated November 1, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Discussion regarding ordinance changes will take place at the December 1, 2005 workshop meeting.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:15 p.m. Mr. Kulp seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary